

From: [Karpen, Brian \(CI-StPaul\)](#)
To: [Moermond, Marcia \(CI-StPaul\)](#)
Cc: [Vang, Mai \(CI-StPaul\)](#); [Zimny, Joanna \(CI-StPaul\)](#); [Ubl, Stephen \(CI-StPaul\)](#)
Subject: RE: garage onsite at 776 Reaney Ave
Date: Thursday, January 6, 2022 2:37:47 PM
Attachments: [image001.png](#)

Marcia:

I was able to get out to 776 Reaney Ave. today. As you are aware, and as shown in the photos you had sent over, the garage at this property is “racked” and the walls are out of plumb a few inches. The lean is toward the north, which is the alley side of the structure. Simply based on recent snow fall evidence it does not appear that this garage is in regular use. I was able to access the exterior of the structure and observe it at a fairly close distance.

As noted this garage is leaning to the north and is in need of repair or to be replaced. The entire structure is out of plumb, this induces an eccentricity on the bearing walls of the structure and possibly additional stresses. Due to the extent of the deflection this could be termed a structural failure. However, this type of structure does have some inherent resiliency as evidenced by this garage. If you look closely at the pictures, though the garage itself is leaning, the overhead door and frame are square to the world. Based on the apparent age of paint on the garage and door frame, etc. it appears that the garage leaned some time ago, and the door was “repaired.” This door “repair” appears to have also occurred sometime ago, which would indicate that this deflection is not a new or worsening condition.

As you know it is difficult to predict when or if a failure of this type will progress to collapse. In this case an danger posed by a collapse would be to those inside a garage that appears unused or the general public in the alley adjacent. There is some danger to the general public, though, in my opinion, the danger seems relatively minor. Additional snow fall over the winter could worsen or accelerate the process to further collapse, but, as noted, it is likely the garage has weathered a few winters in this condition already.

I would recommend that the orders to repair or replace the garage remain in force, however, do not foresee an issue with allowing additional time for the weather to reach more suitable construction conditions.

Brian Karpen, PE (MN)
Structural Engineer

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Sent: Tuesday, January 4, 2022 3:40 PM
To: Karpen, Brian (CI-StPaul) <brian.karpen@ci.stpaul.mn.us>
Cc: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: garage onsite at 776 Reaney Ave

Good afternoon Mr. Karpen,

I'm sending this on behalf of Marcia for a Legislative Hearing we have continued from today. There are current orders on the garage at this property because the front of the building is out of square about 4 inches. I've attached some pictures. Ms. Moermond is requesting a City engineer go look at the property to assess potential public danger, and what safeguards need to put into place, if any, should Ms. Moermond give an extension to have it remove/repaired.

The Legislative Hearing is January 18, is it possible for you to go out before then and send a report back?



Joanna Zimny

Legislative Hearing Executive Assistant

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Pronouns: she/her/hers

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